



# PRESENTATION TO THE URBAN DESIGN & ARCHITECTURE REVIEW PANEL

JANUARY 28, 2016



# Introduction

**NEIL JURGENS**

Vice President, Corporate Real Estate & Campus

**WE ARE FROM THIS CITY.  
OF THIS CITY.  
WE ARE GOING TO HELP CREATE  
SOMETHING GREAT IN THIS CITY.**

**— KEVIN PLANK**



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# UNDER ARMOUR

## COMMITMENT TO BALTIMORE

- **10,000+ jobs** at UA Global Headquarters
- Multi-billion dollar business **investment** within the City of Baltimore
- Multi-million dollar **philanthropic** engagement with the Baltimore Community
- **Resurgence** of Port Covington and re-energizing Baltimore



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## KEY ELEMENTS

- **High Performance Campus**
- Elevate the **Brand** and **Baltimore**
- Public **Access**
- Cutting Edge **Sustainability**



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# **UNDER ARMOUR GLOBAL HEADQUARTERS CAMPUS VISION:**

**ELEVATE PASSION AND CREATIVITY  
FOR OUR GLOBAL COMMUNITY  
OF TEAMMATES. INSPIRE AND  
DELIVER DESIGN, PERFORMANCE  
AND INNOVATION.**



# PROJECT TEAM



## PLANNING TEAM

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Bohlin Cywinski Jackson  
Architecture Planning Interior Design

**BUROHAPPOLD**  
**ENGINEERING**

NELSON  
BYRD   
WOLTZ  
LANDSCAPE  
ARCHITECTS

## SUPPORT TEAM

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# PRESENTATION OVERVIEW

## Shared Values with Sagamore Development + Planning Principles

FRANK GRAUMAN Bohlin Cywinski Jackson

## Existing Conditions + Site Attributes

ADDISON H. PALMER STV Incorporated

## Waterfront Walk

JENNIFER TROMPETTER Nelson Byrd Woltz

## Massing + Program Overview

FRANK GRAUMAN Bohlin Cywinski Jackson





# Shared Values with Sagamore Development + Planning Principles

**FRANK GRAUMAN FAIA, MRAIC, LEED AP**  
Bohlin Cywinski Jackson



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# PORT COVINGTON PLANNING PRINCIPLES



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# PORT COVINGTON PLANNING PRINCIPLES



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# PORT COVINGTON PLANNING PRINCIPLES



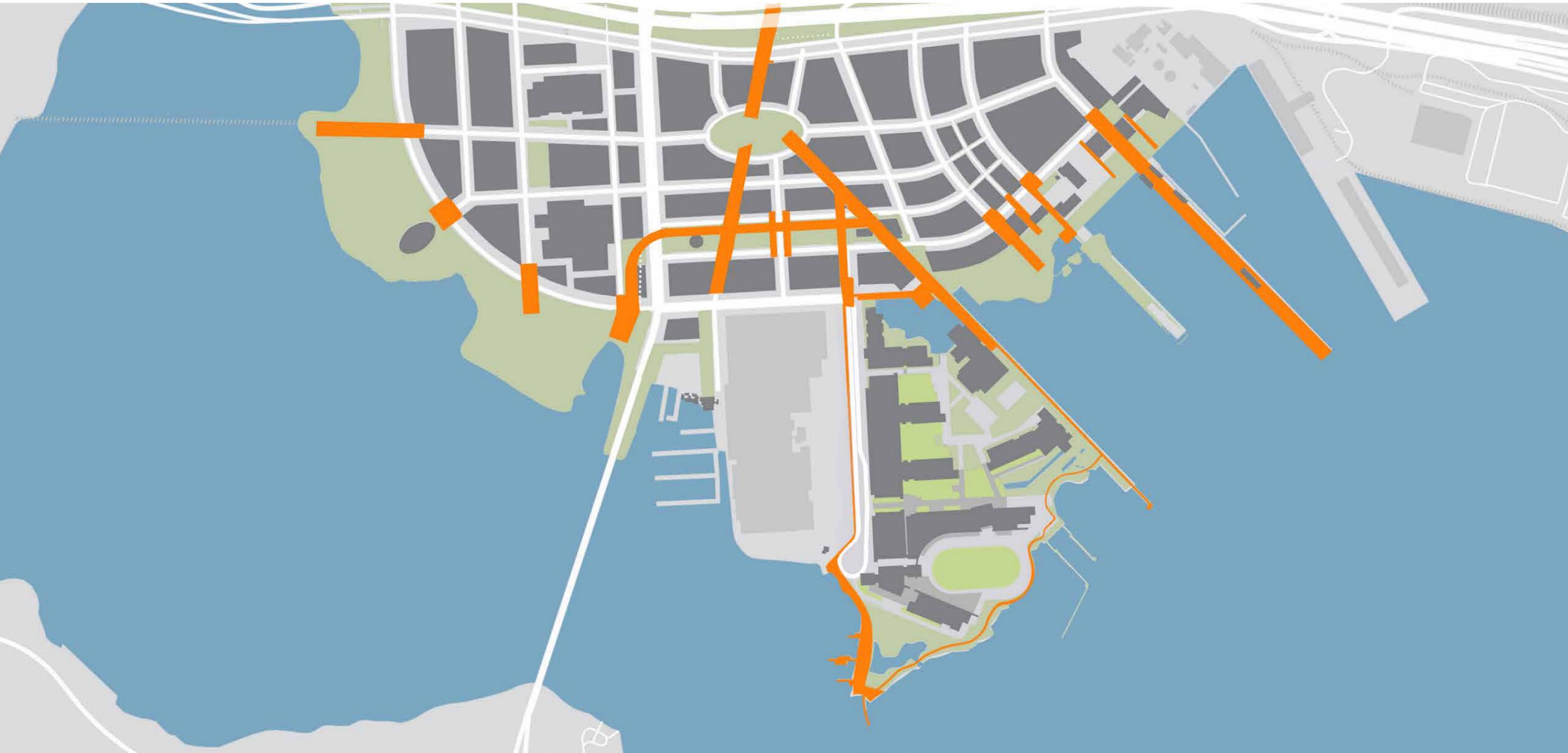
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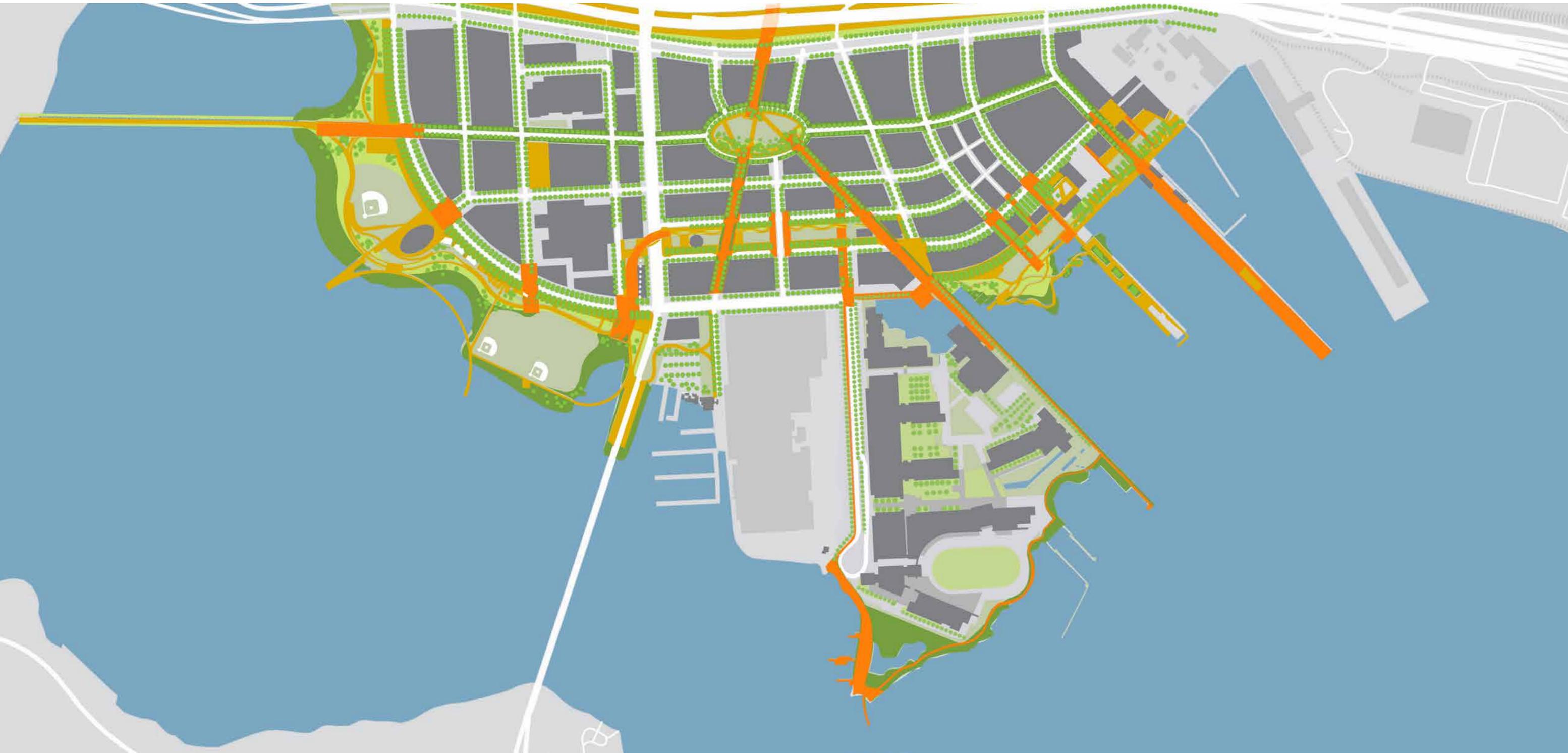
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# PORT COVINGTON PLANNING PRINCIPLES



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# PORT COVINGTON PLANNING PRINCIPLES



LEGEND	
	Shared Use Path
	Street Sidewalk
	Waterfront Walk
	Pedestrian Bridge



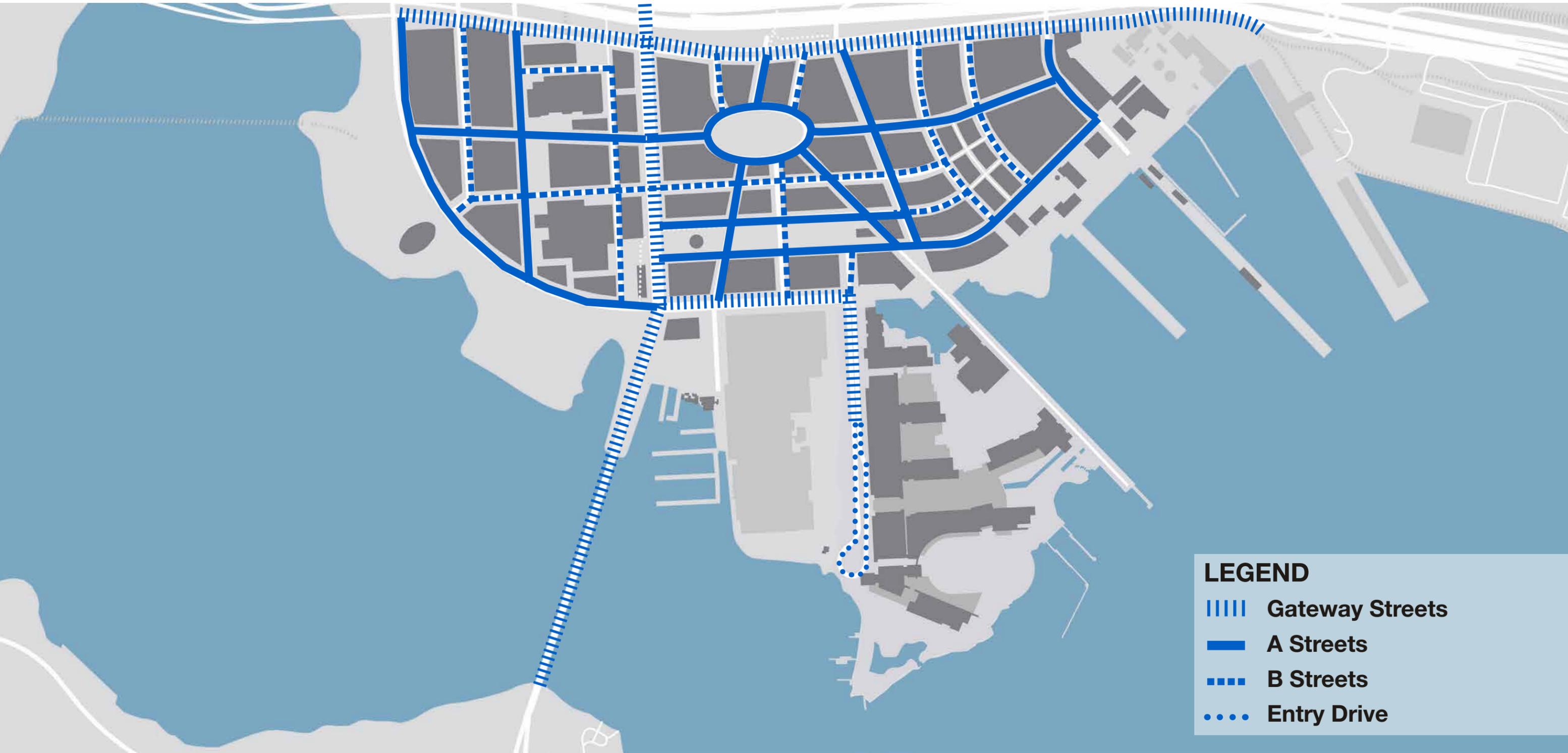
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# PORT COVINGTON PLANNING PRINCIPLES



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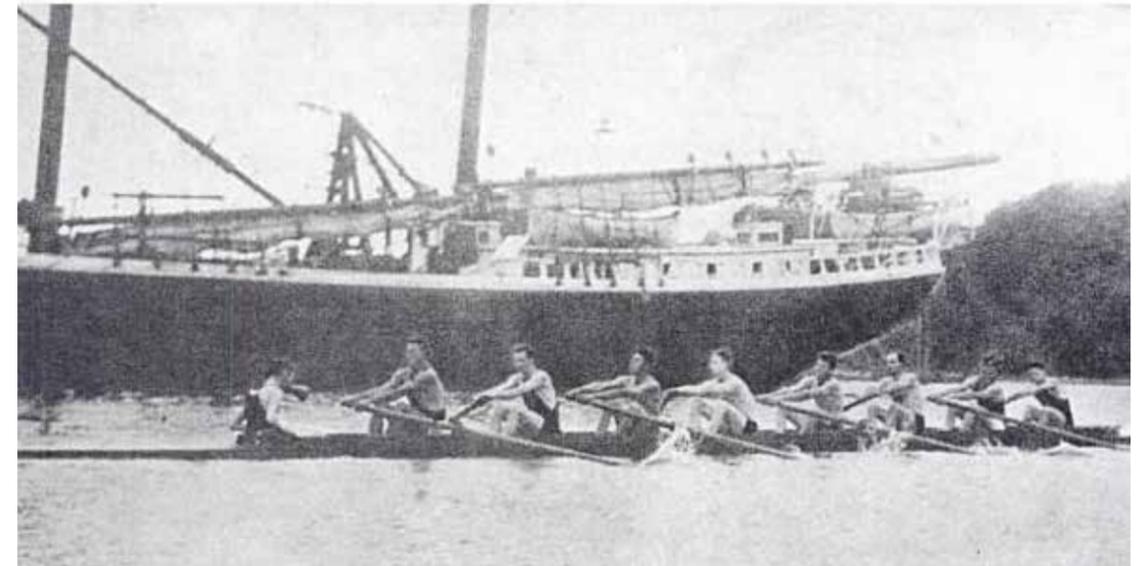
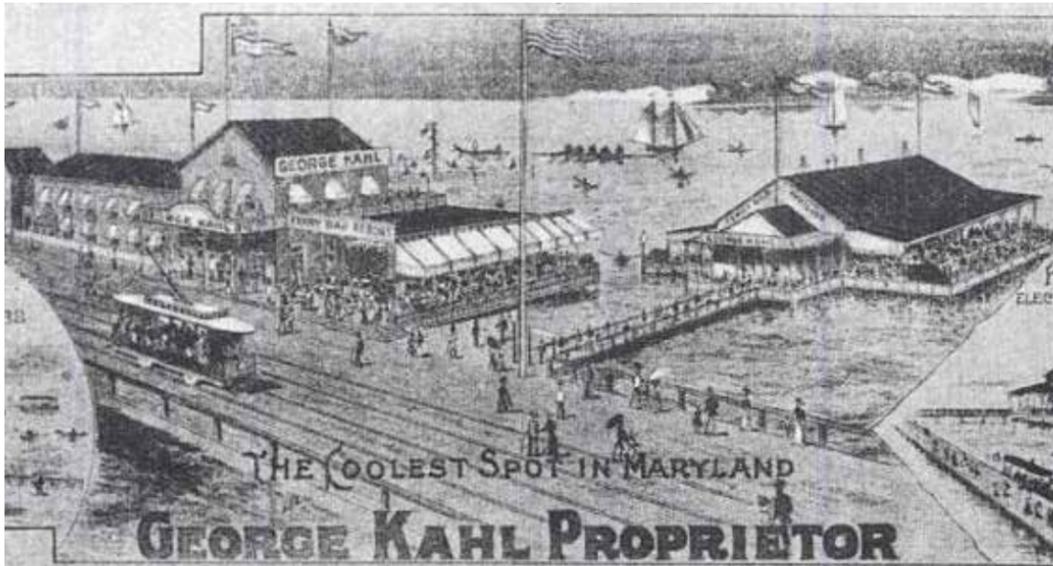
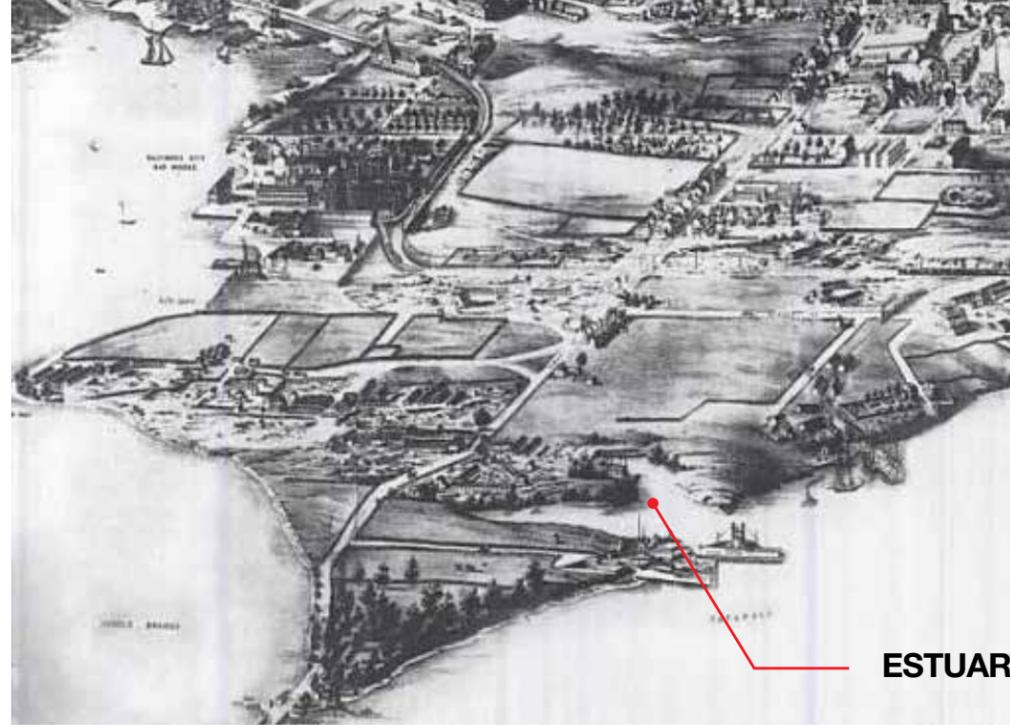
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# PORT COVINGTON

## NATURAL + CULTURAL HISTORY



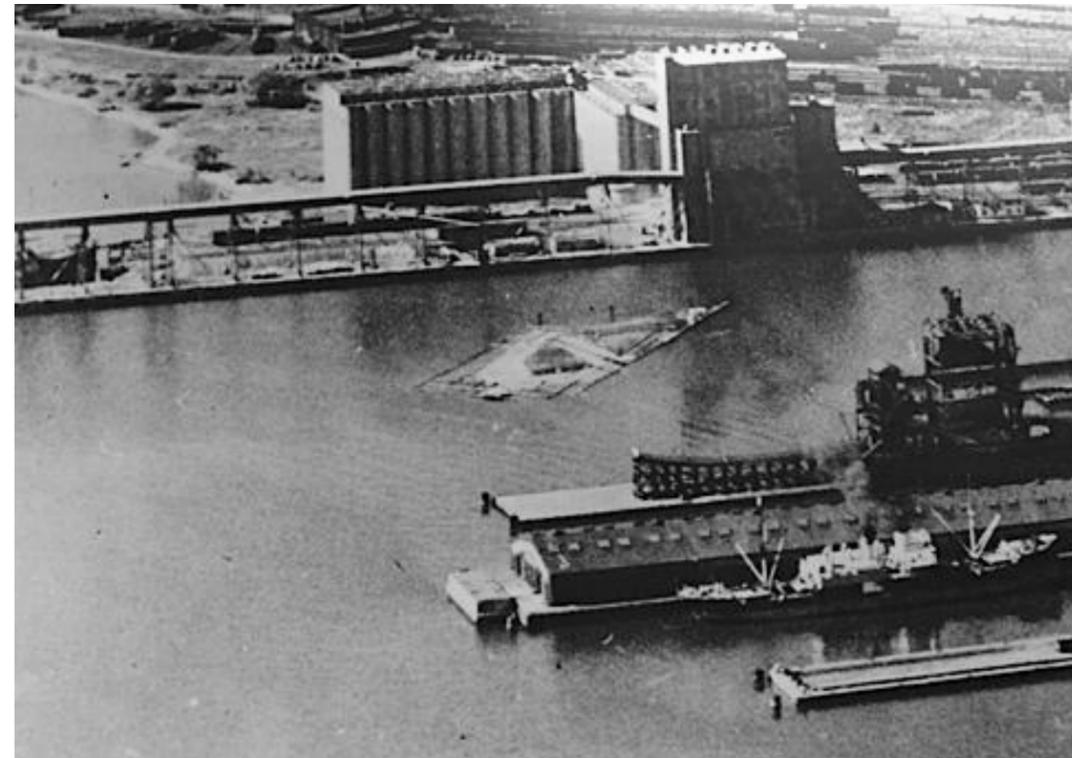
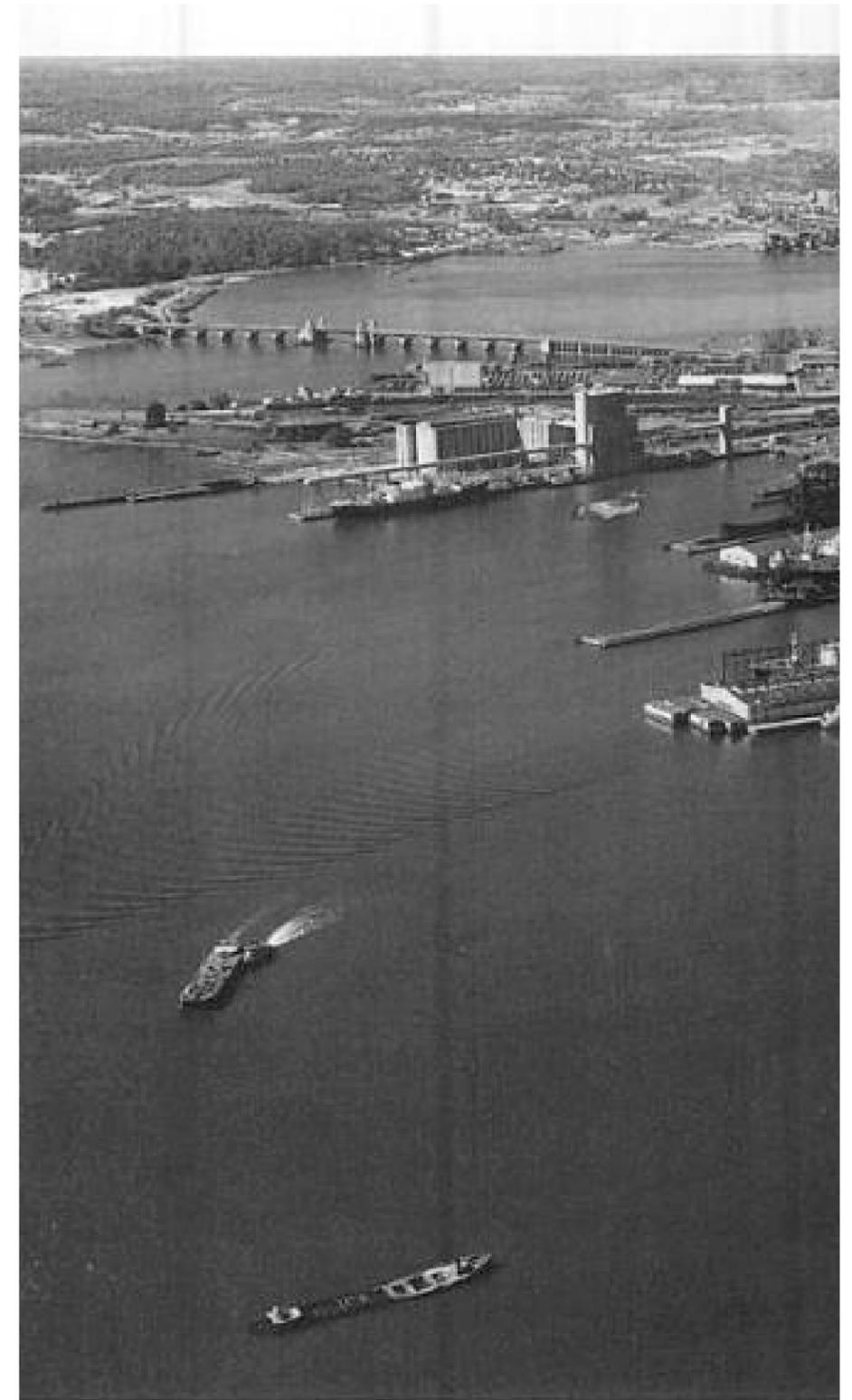
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# PORT COVINGTON INDUSTRIAL HISTORY



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# PORT COVINGTON

## EXISTING CONDITIONS



- 1** Under Armour Building 37
- 2** Walmart
- 3** Ferry Bar Park
- 4** NGK Locke
- 5** Baltimore Sun



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# MASTERPLAN

- 3.9M SF Total Building
- 50 Acres of Development Area
- Parking Structures:  
Up to 5000 Cars
- 4 Building Stages



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# PLANNING PRINCIPLE

## HIGH PERFORMANCE CAMPUS

**HPC FRAMEWORK - REDEFINING THE BEST IN CLASS, HIGH-PERFORMANCE CAMPUS THROUGH 10 PERFORMANCE AREAS TIED TO UA'S CORE WILLS.**



## PERFORMANCE ASPIRATIONS

- **WATER** - Targeting 80% of potable water savings from conventional practice.
- **ENERGY** - Designing for effective and efficient operations, and targeting 50% reductions from business-as-usual campus
- **HEALTH** - Enabling teammates to lead a healthy and balanced lifestyle



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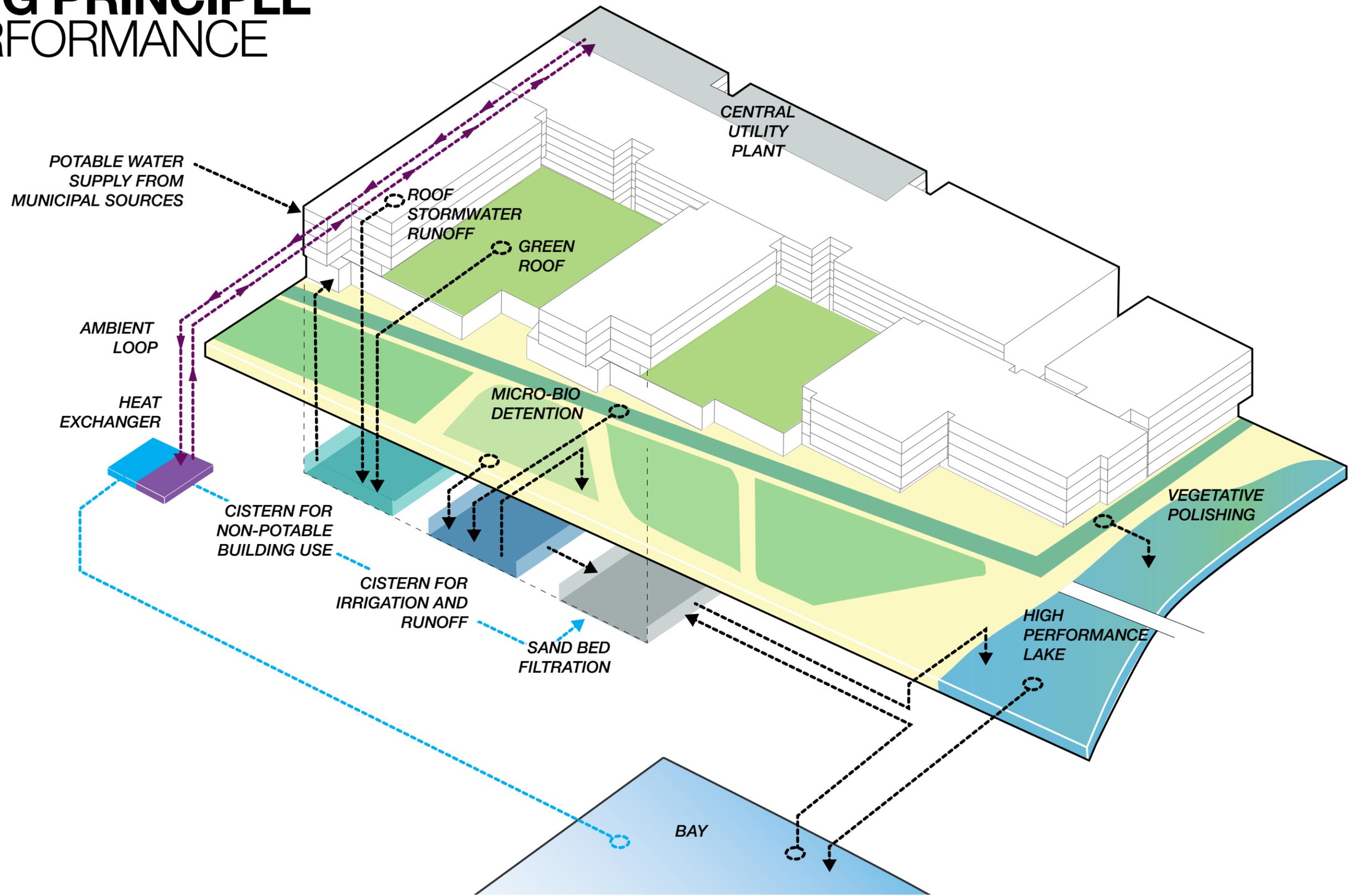
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# PLANNING PRINCIPLE

## HIGH PERFORMANCE



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# PLANNING PRINCIPLE



# PLANNING PRINCIPLE

## PEDESTRIAN ORIENTED CAMPUS



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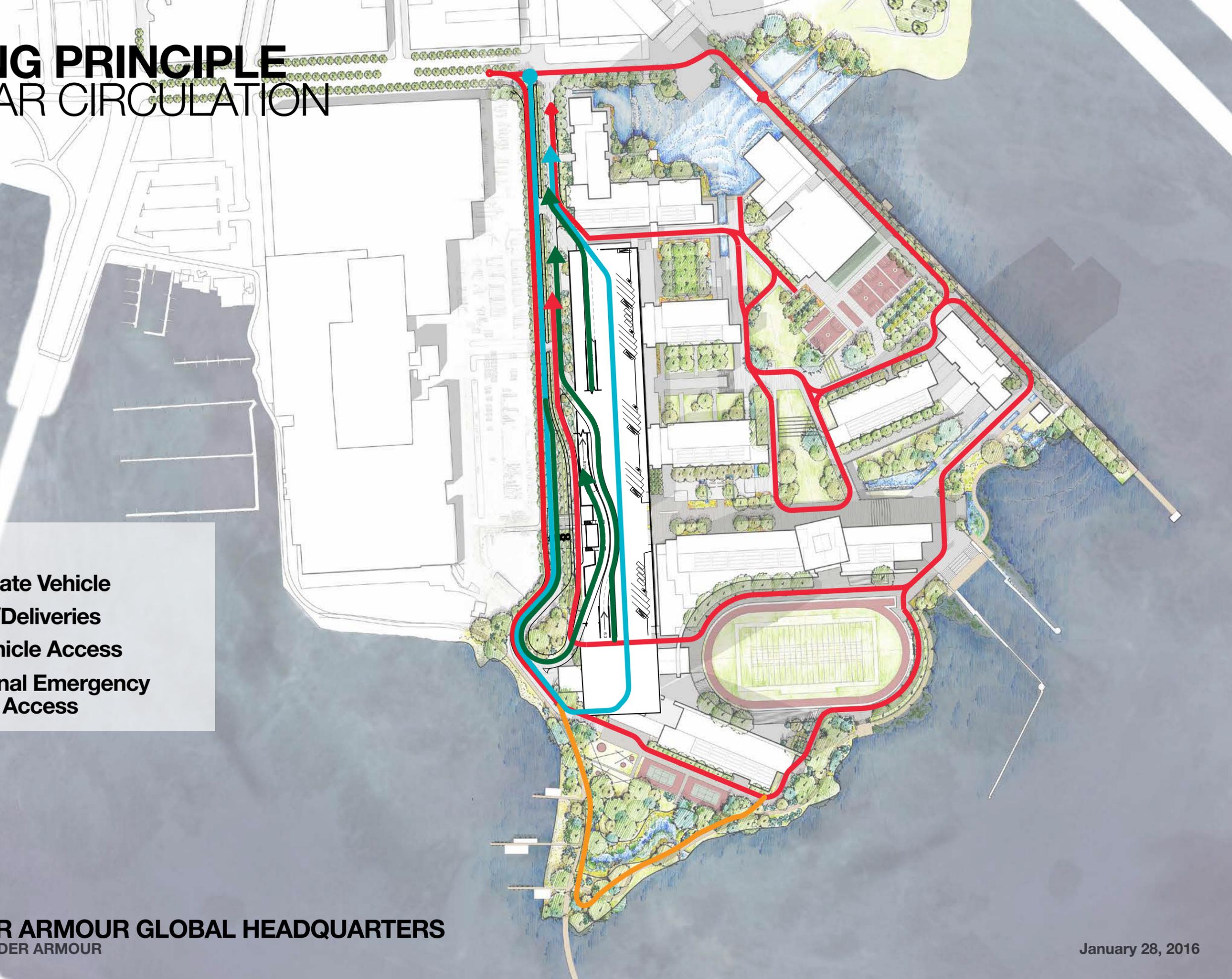
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# PLANNING PRINCIPLE

## VEHICULAR CIRCULATION

### LEGEND

- Teammate Vehicle
- Trucks/Deliveries
- Fire Vehicle Access
- Additional Emergency Vehicle Access



# PLANNING PRINCIPLE

## BUILDING ORIENTATION FOR EFFICIENCY



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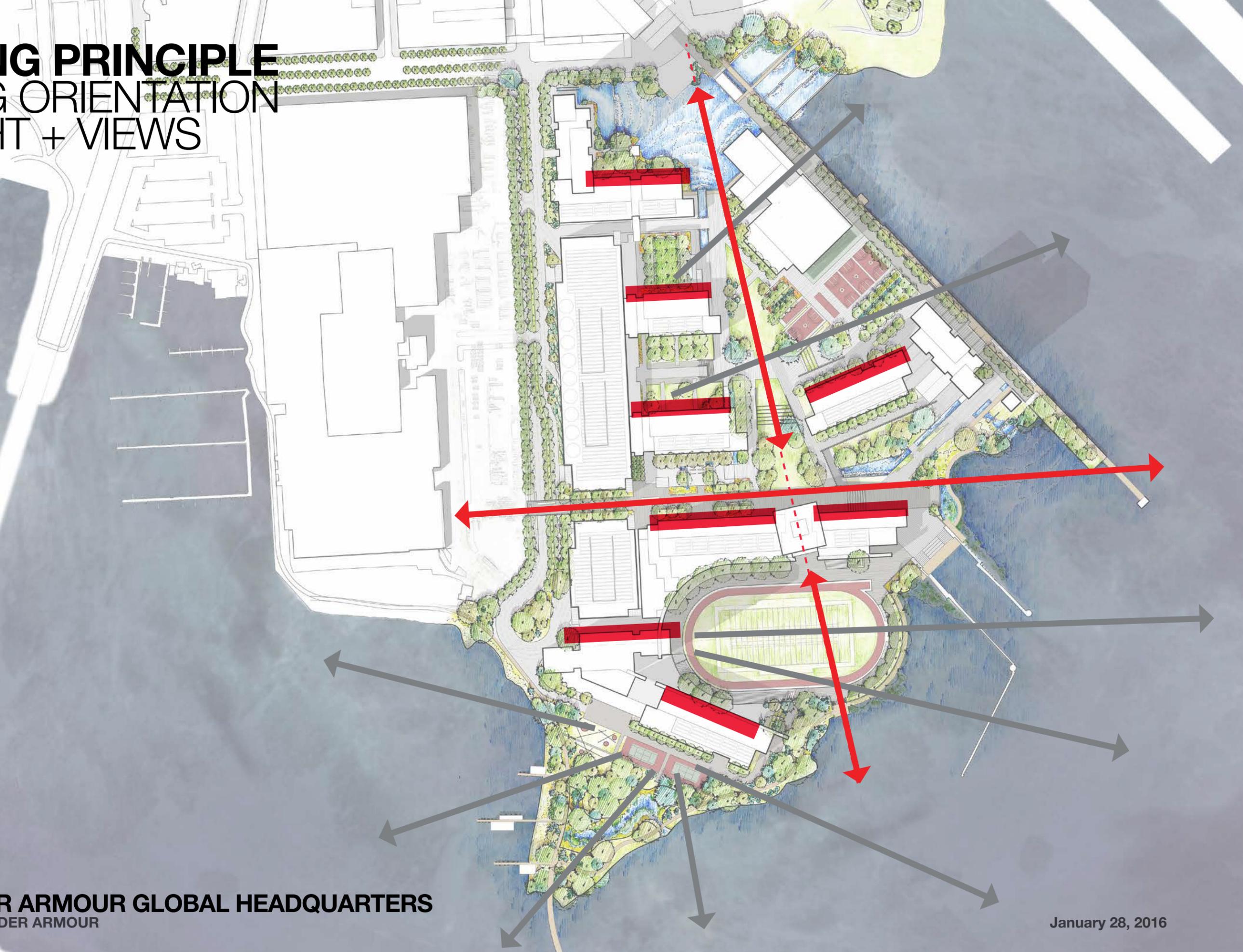
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# PLANNING PRINCIPLE

## BUILDING ORIENTATION FOR LIGHT + VIEWS



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# PLANNING PRINCIPLE

## LAKE + GREEN SPACES



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# PLANNING PRINCIPLE

## PUBLIC ACCESS

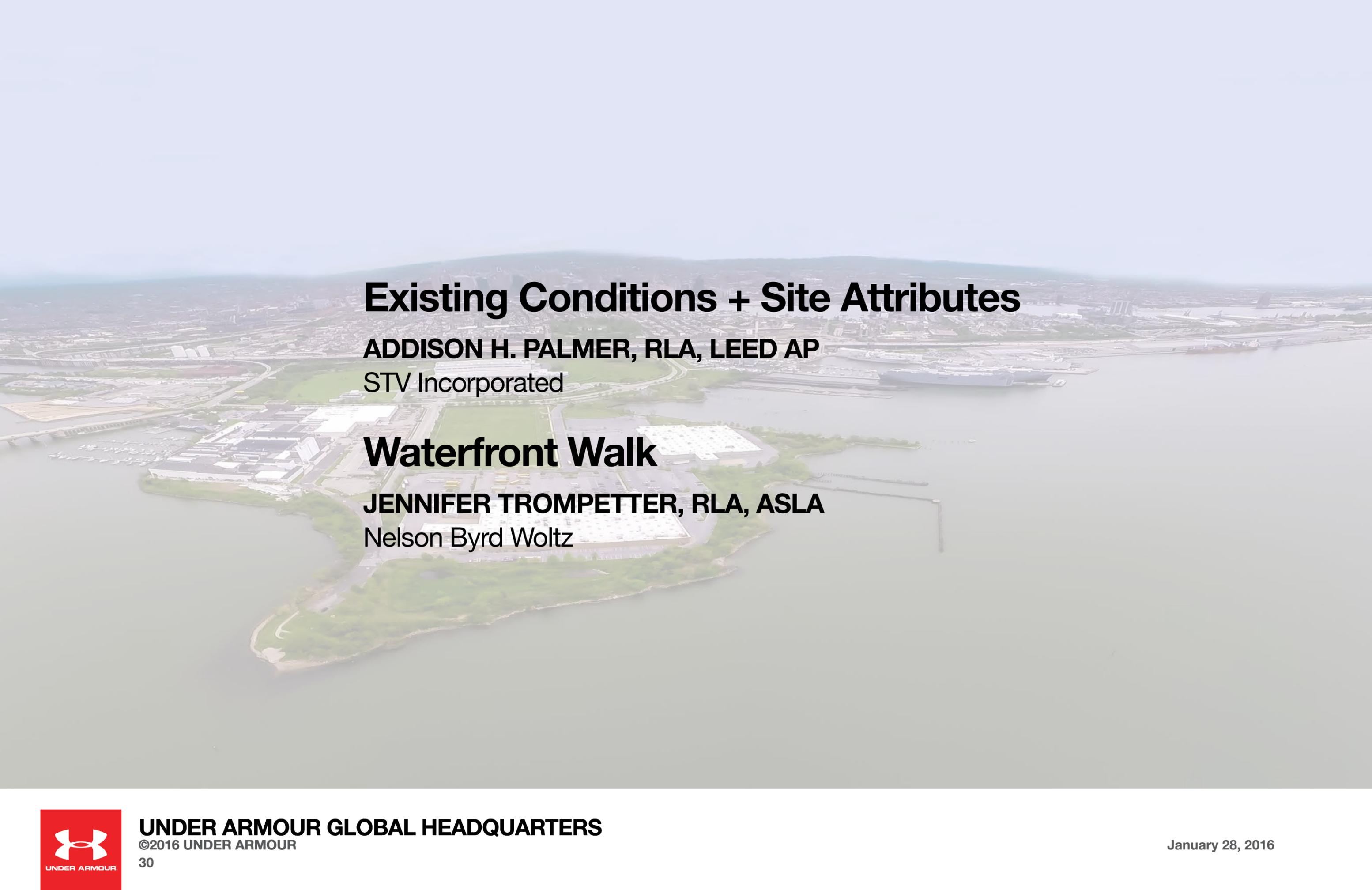


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# Existing Conditions + Site Attributes

**ADDISON H. PALMER, RLA, LEED AP**  
STV Incorporated

## Waterfront Walk

**JENNIFER TROMPETTER, RLA, ASLA**  
Nelson Byrd Woltz



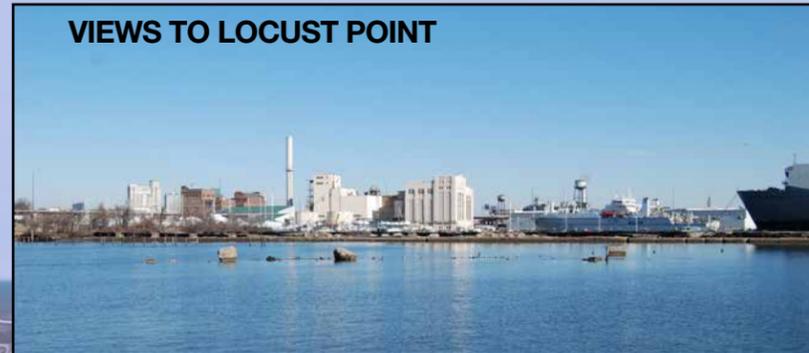
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# PORT COVINGTON SITE ATTRIBUTES



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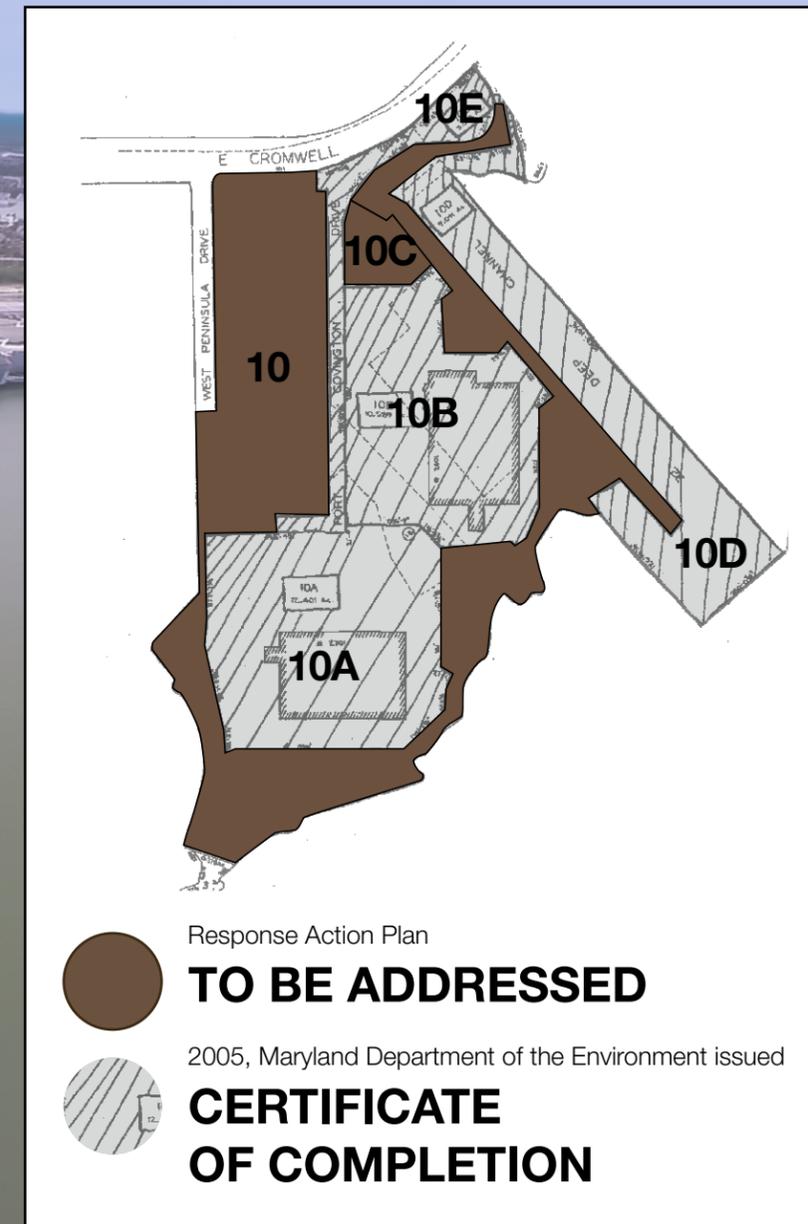
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# PORT COVINGTON

## EXISTING CONDITIONS: BROWNFIELD



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# PORT COVINGTON EXISTING CONDITIONS



 **Critical Buffer**



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# WATERFRONT WALK

## EXISTING SHORELINE CONDITIONS



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# WATERFRONT WALK SHORELINE HABITAT ASSESSMENT



SHORELINE HABITAT QUALITY ASSESSMENT



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# WATERFRONT WALK WHARF + SHORELINE RESTORATION



LIVING SHORELINE



CONSTRUCTED WETLANDS



RESTORED NATIVE COASTAL WOODLAND



PIONEER LANDSCAPE



LIVING BULKHEAD



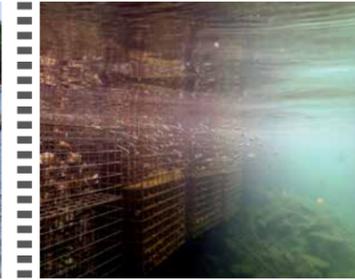
TIMBER WHARF EDGE WITH OYSTER PRODUCTION



OYSTER BREAKWATER



OYSTER CAGES & BIOHUTS



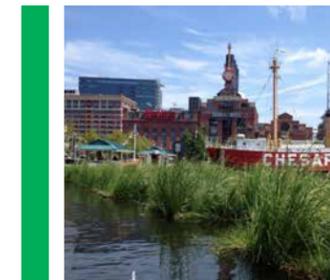
RECONSTRUCTED WHARF



SANDY SHORELINE



FLOATING WETLANDS



SAV BEDS



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# PUBLIC ACCESS FERRY BAR PARK



## STAGE 1



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# PUBLIC ACCESS FERRY BAR PARK + WHARF



## STAGE 2



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# PUBLIC ACCESS FERRY BAR PARK + WHARF



## STAGE 3



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# PUBLIC ACCESS FERRY BAR PARK + WHARF



## STAGE 4



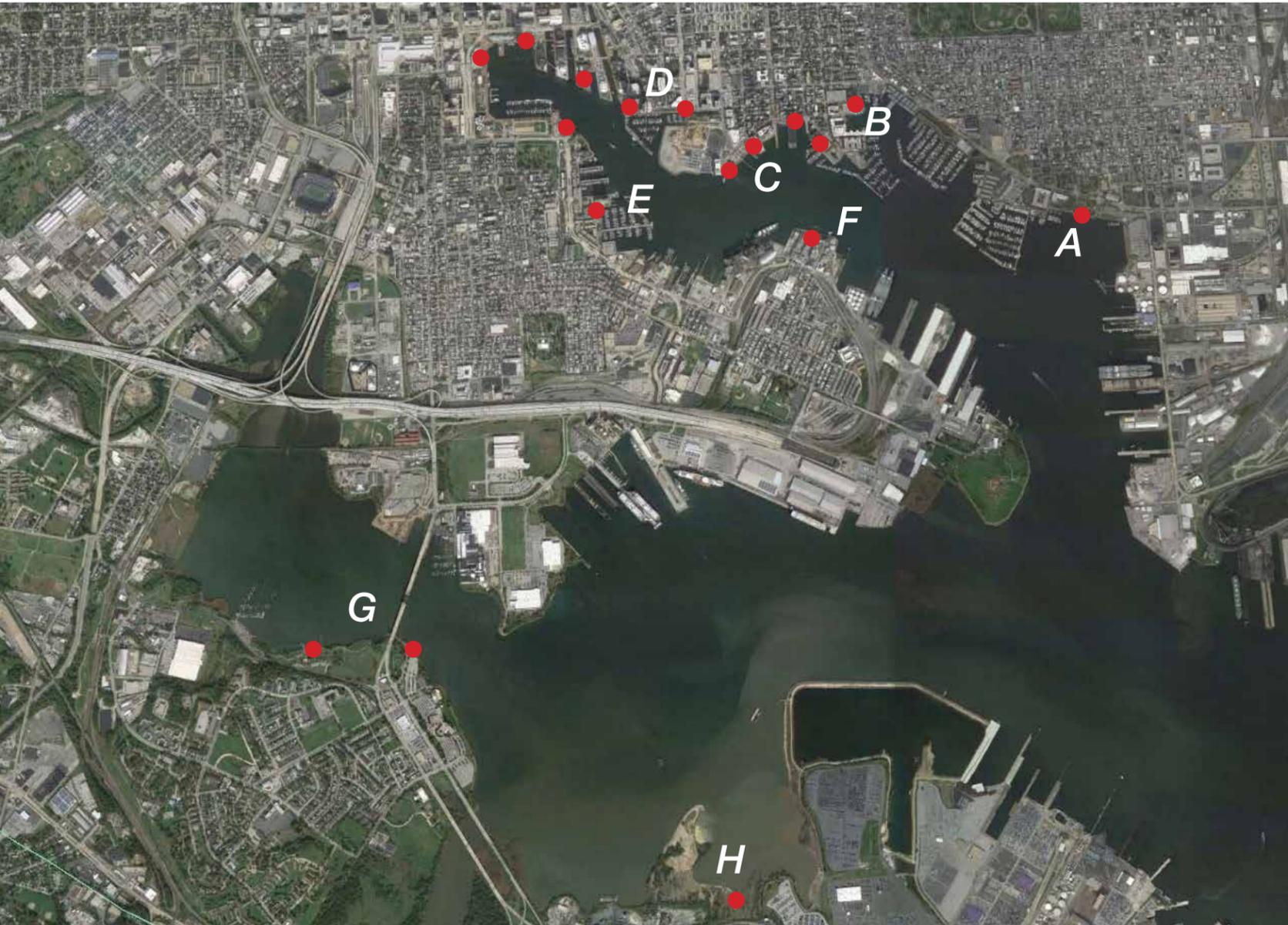
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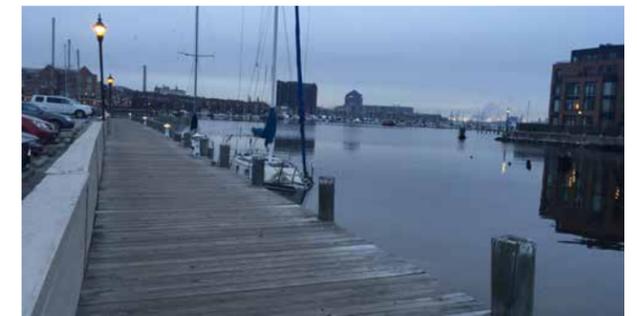
# BALTIMORE WATERFRONT PRECEDENTS



**A - CANTON WATERFRONT PARK**



**B - THAMES WATERFRONT PROMENADE**



**C - BOND STREET WHARF**



**D - HARBOR EAST MARINA**



**E - INNER HARBOR RESIDENTIAL WATERFRONT**



**F - UNDER ARMOUR CAMPUS BOARDWALK**



**G - MIDDLE BRANCH PARK DOCKS & TRAILS**



**H - MASONVILLE COVE**



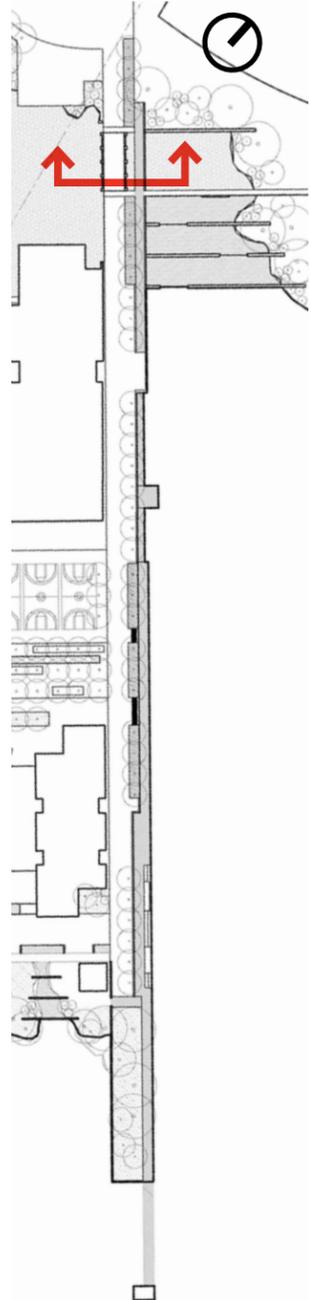
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# WATERFRONT WALK WHARF AT BIO-WEIR



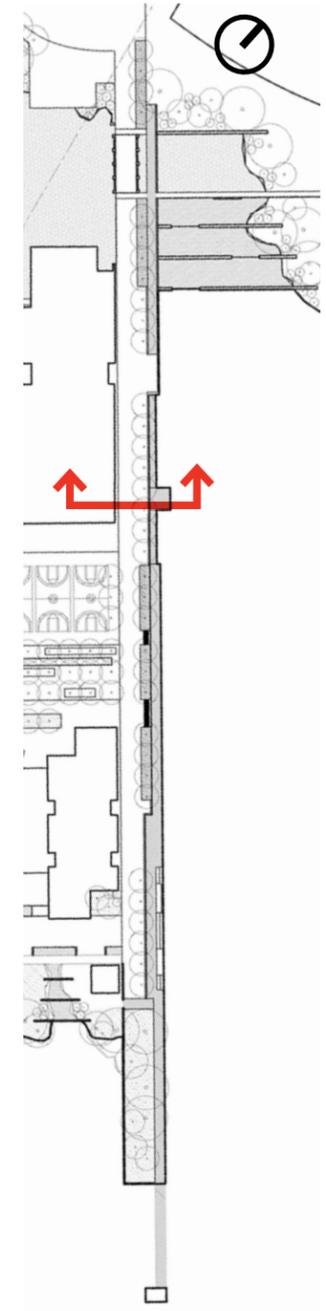
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# WATERFRONT WALK WHARF AT WATER TAXI STATION



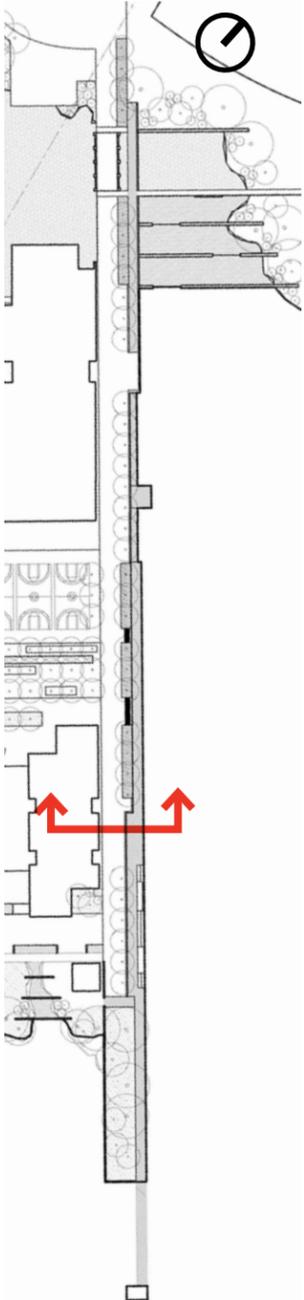
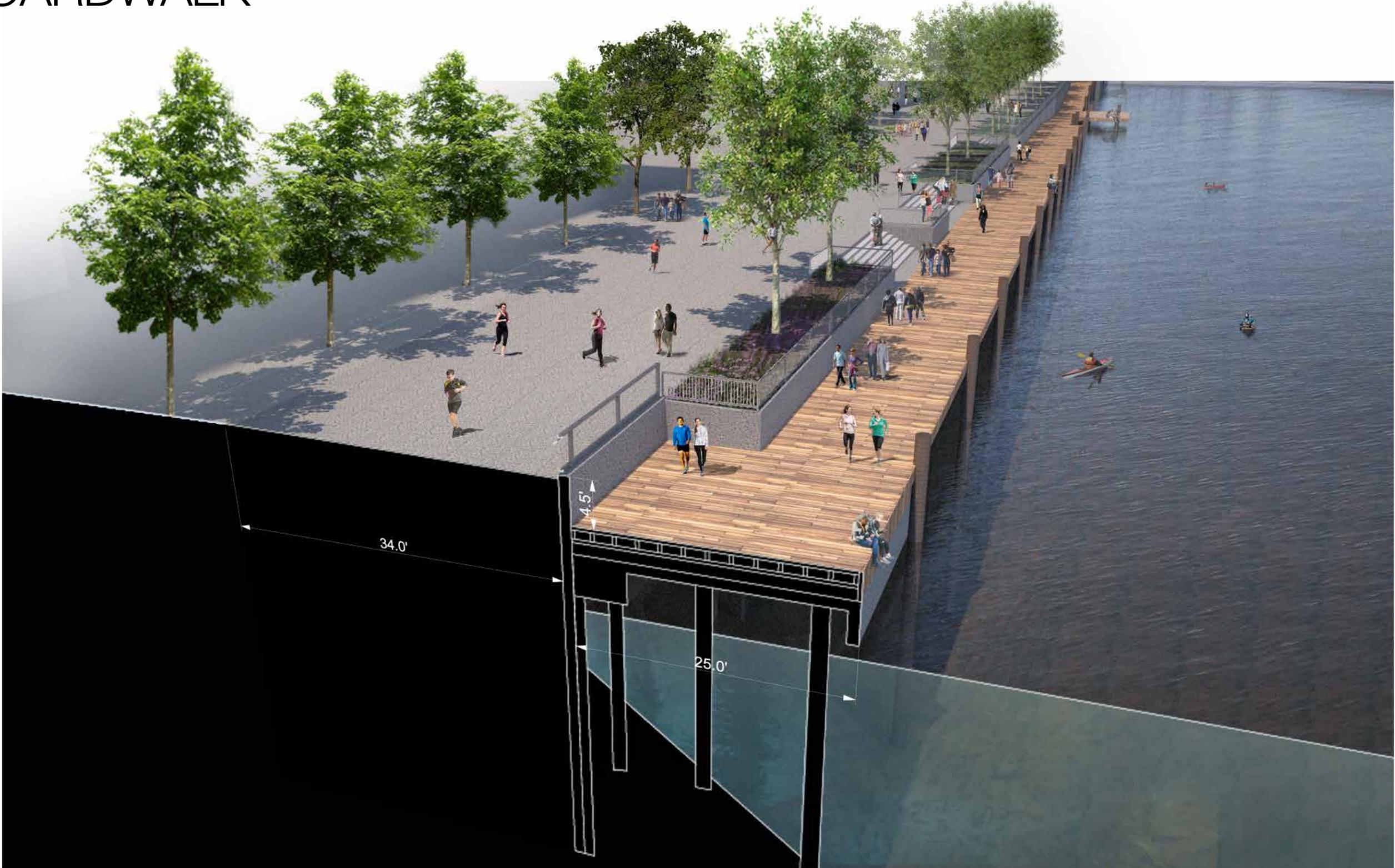
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# WATERFRONT WALK BOARDWALK



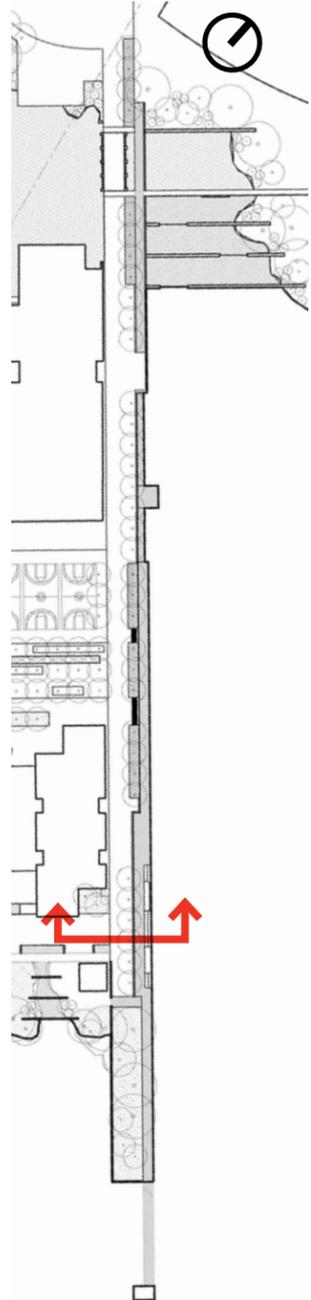
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# WATERFRONT WALK WATERFRONT PERCH



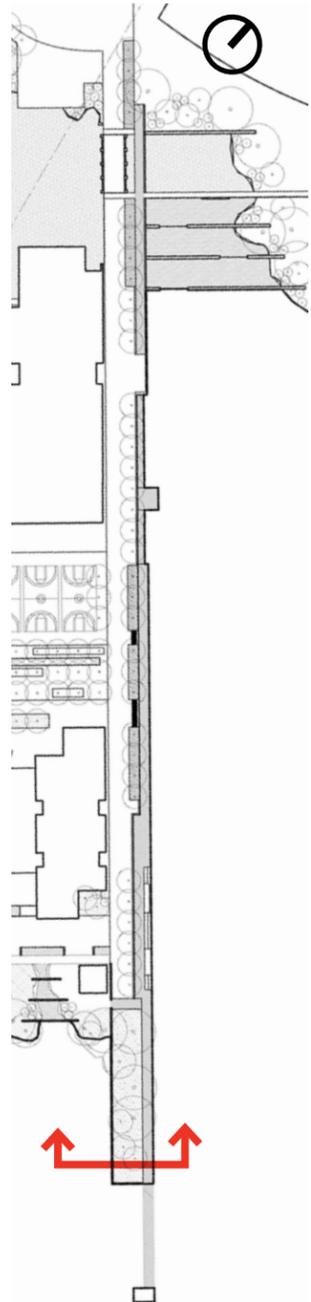
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# WATERFRONT WALK PIONEER LANDSCAPE



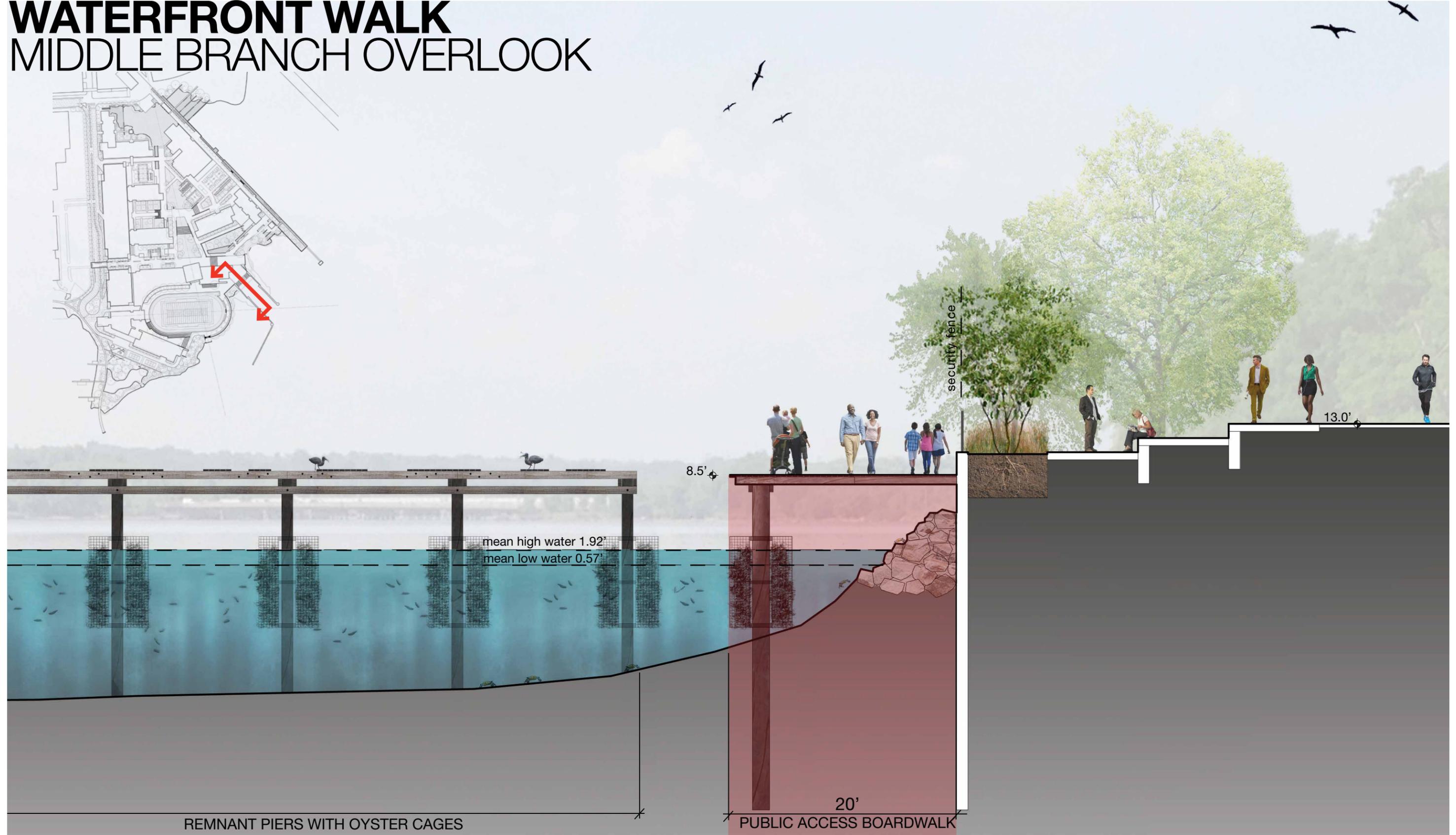
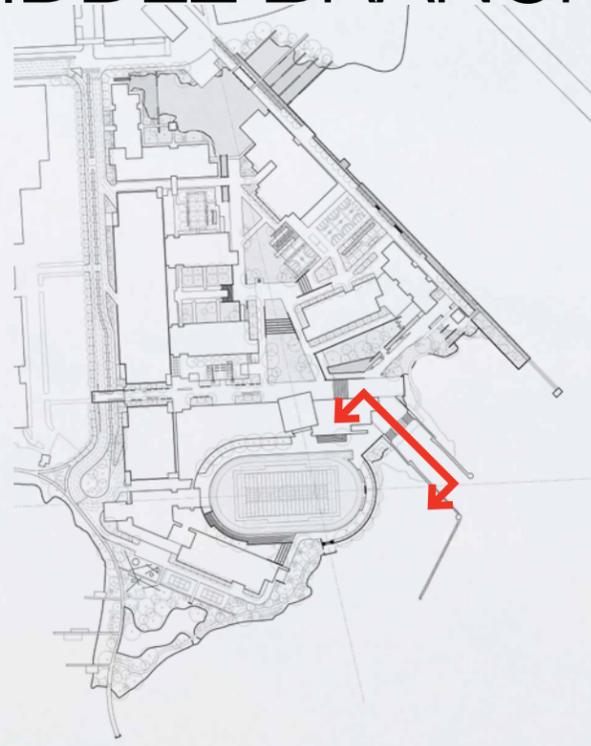
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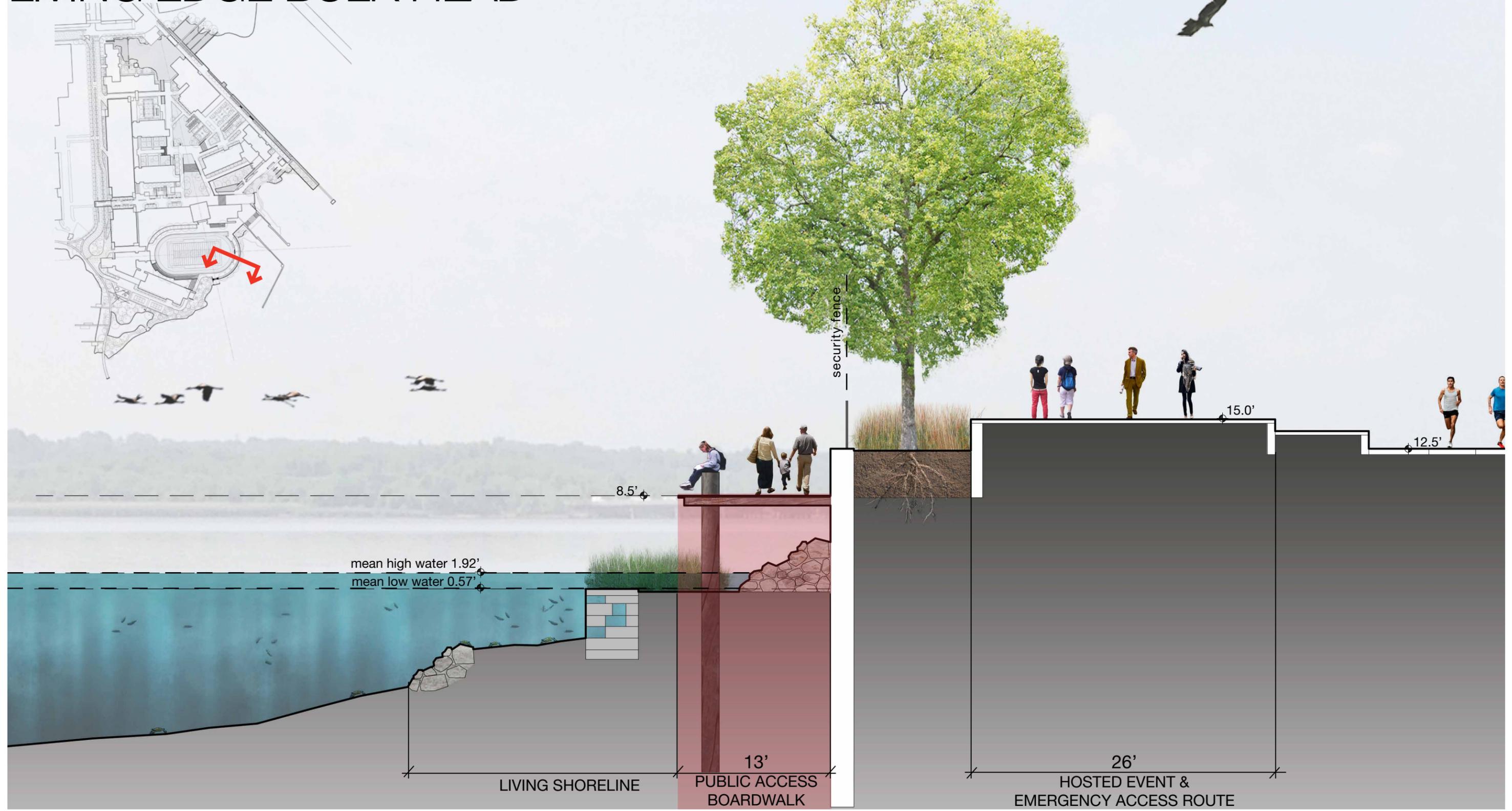
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# WATERFRONT WALK MIDDLE BRANCH OVERLOOK



# WATERFRONT WALK

## LIVING EDGE BULK HEAD



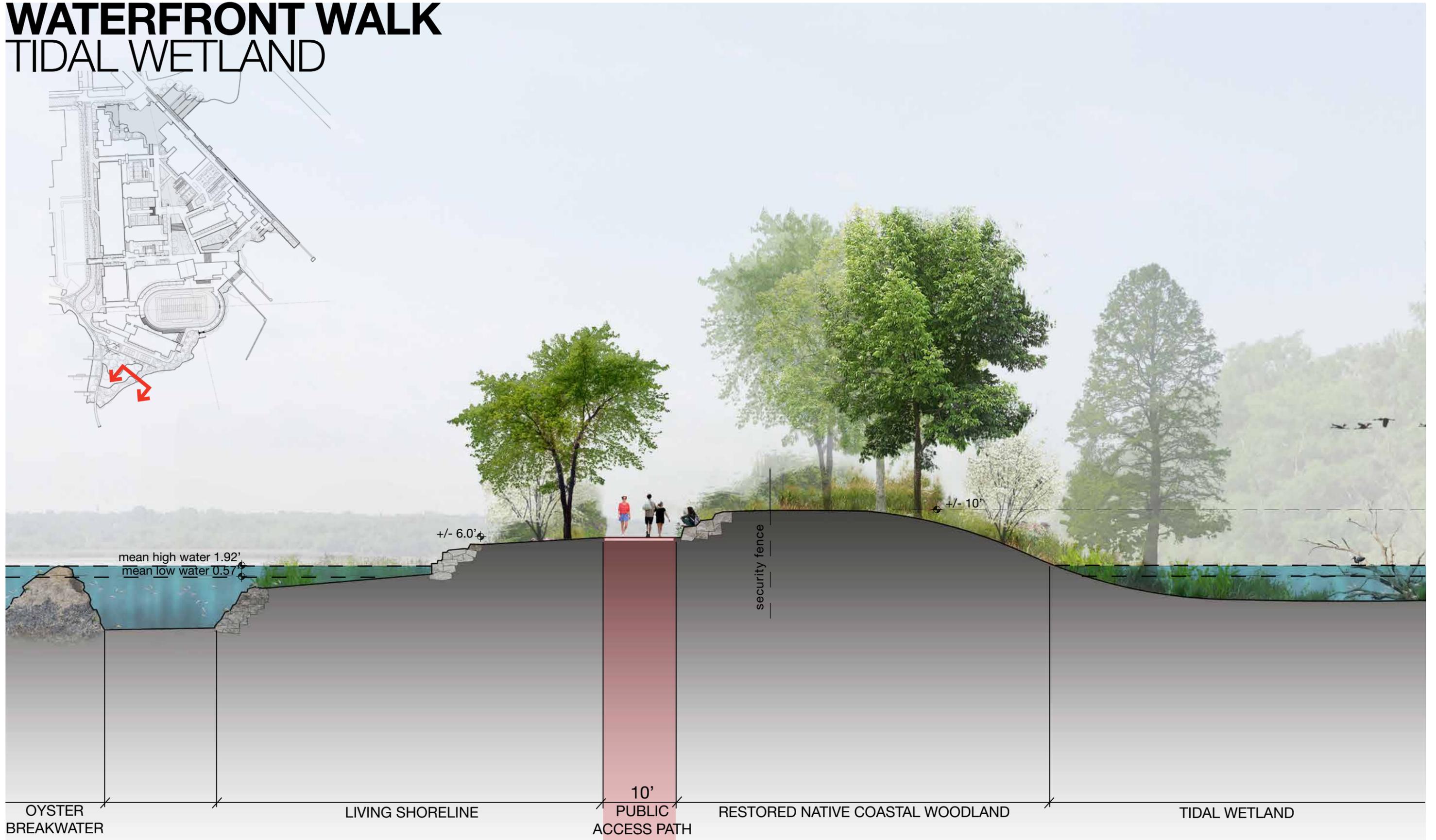
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# WATERFRONT WALK TIDAL WETLAND



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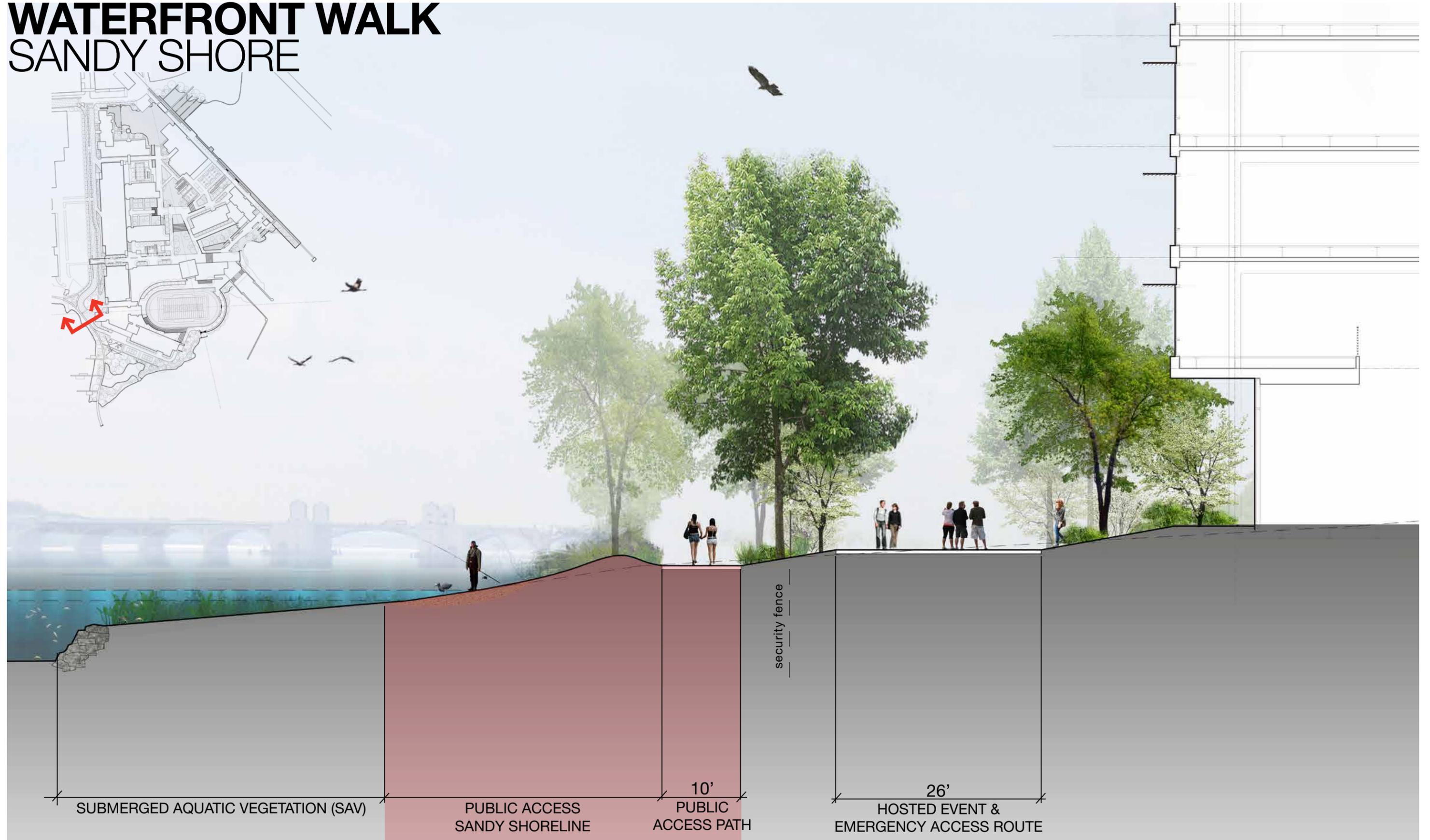
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# WATERFRONT WALK SANDY SHORE



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# WATERFRONT WALK ACCESS

## WEST PENINSULA DRIVE



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# WEST PENINSULA DRIVE



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# MASTERPLAN

- 3.9M SF Total Building
- 50 Acres of Development Area
- Parking Structures:  
Up to 5000 Cars
- 4 Building Stages



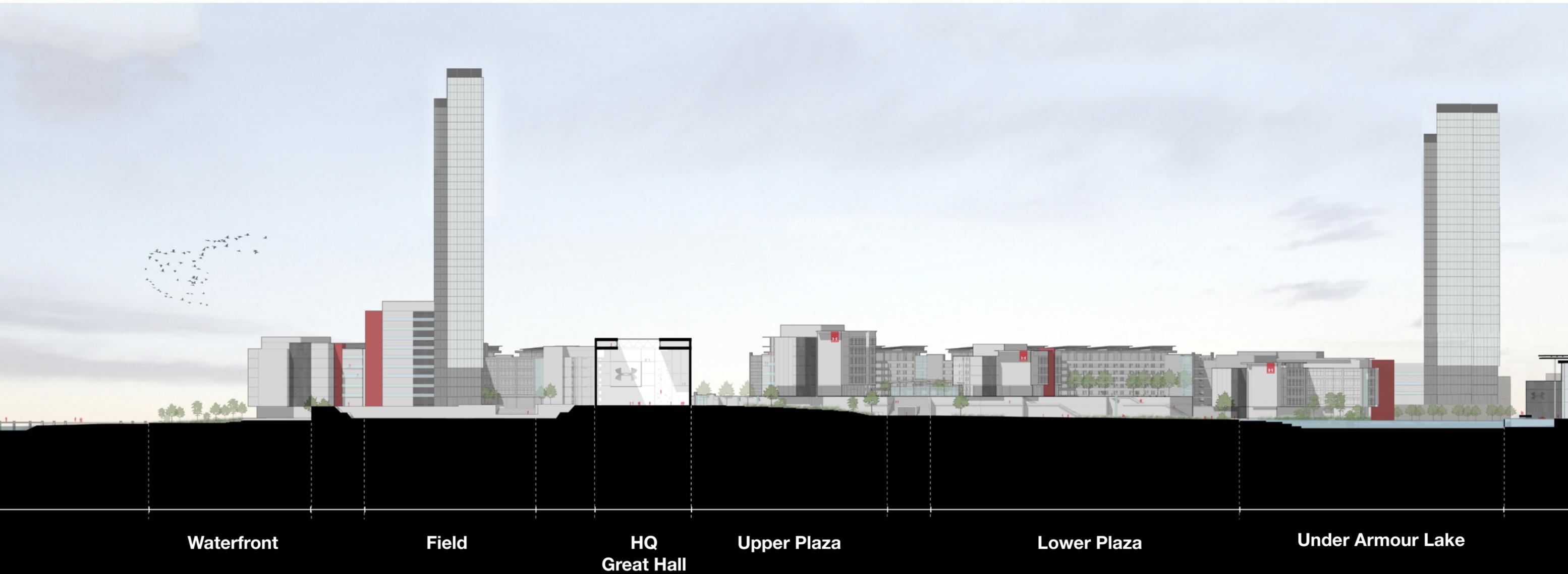
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# MASSING + BUILDING HEIGHTS



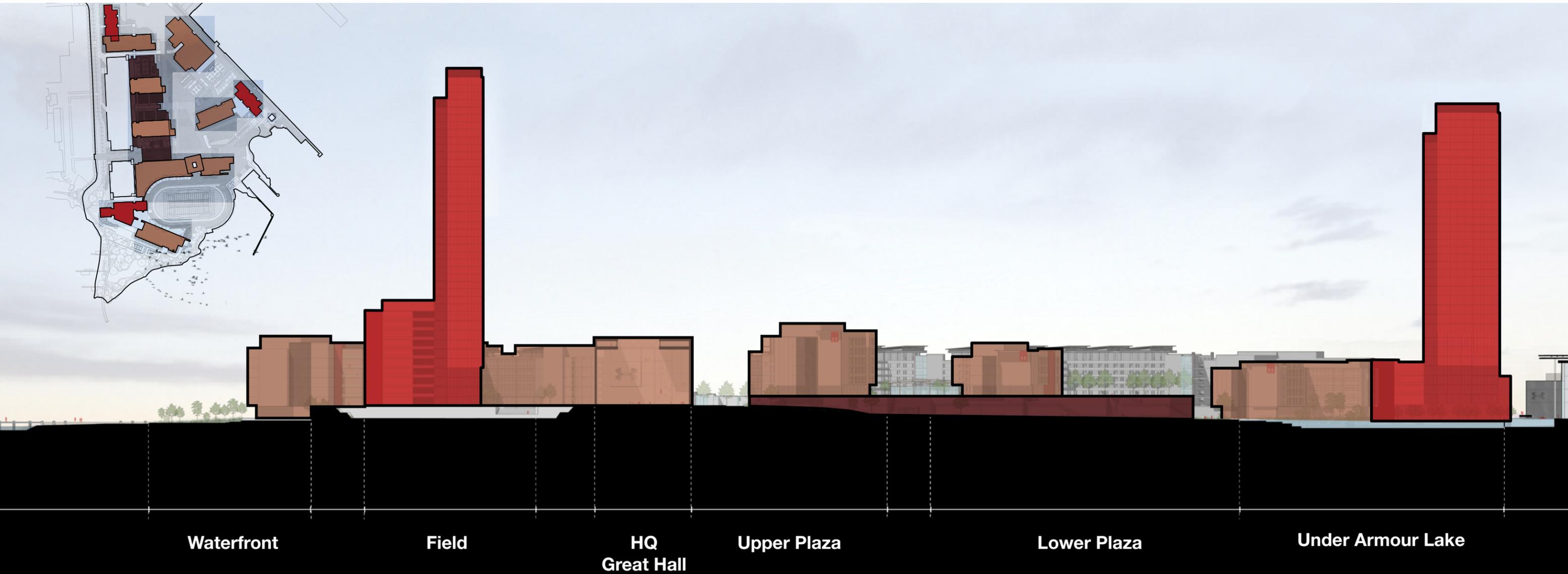
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# MASSING + BUILDING HEIGHTS



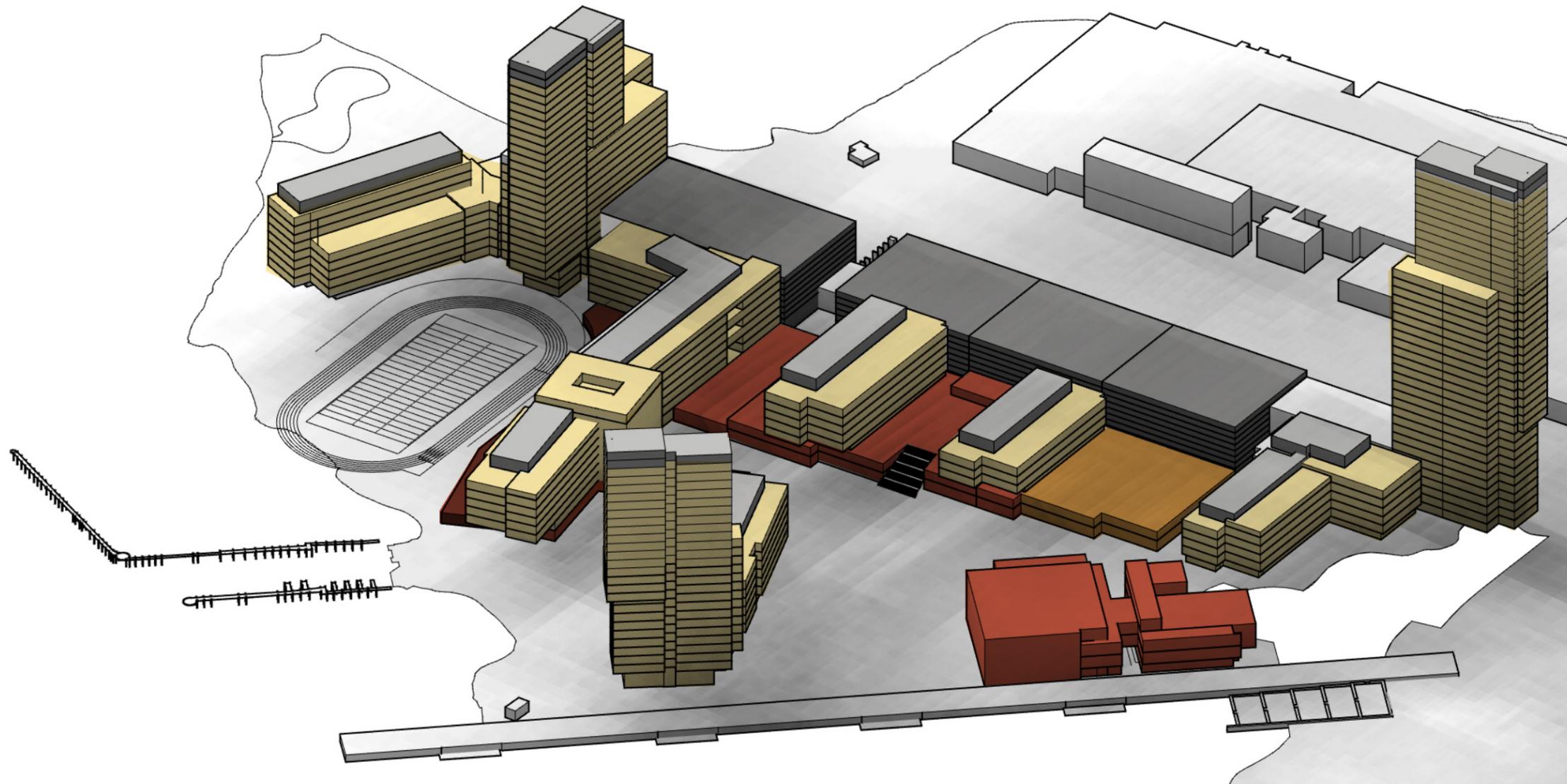
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# BUILDING PROGRAM



## BUILDING PROGRAM

OFFICE  
2,928,500 GSF

AMENITY  
529,000

PROCESS INNOVATION  
100,000 GSF

SERVICE  
331,875 GSF

PARKING  
Up to 5000 Stalls



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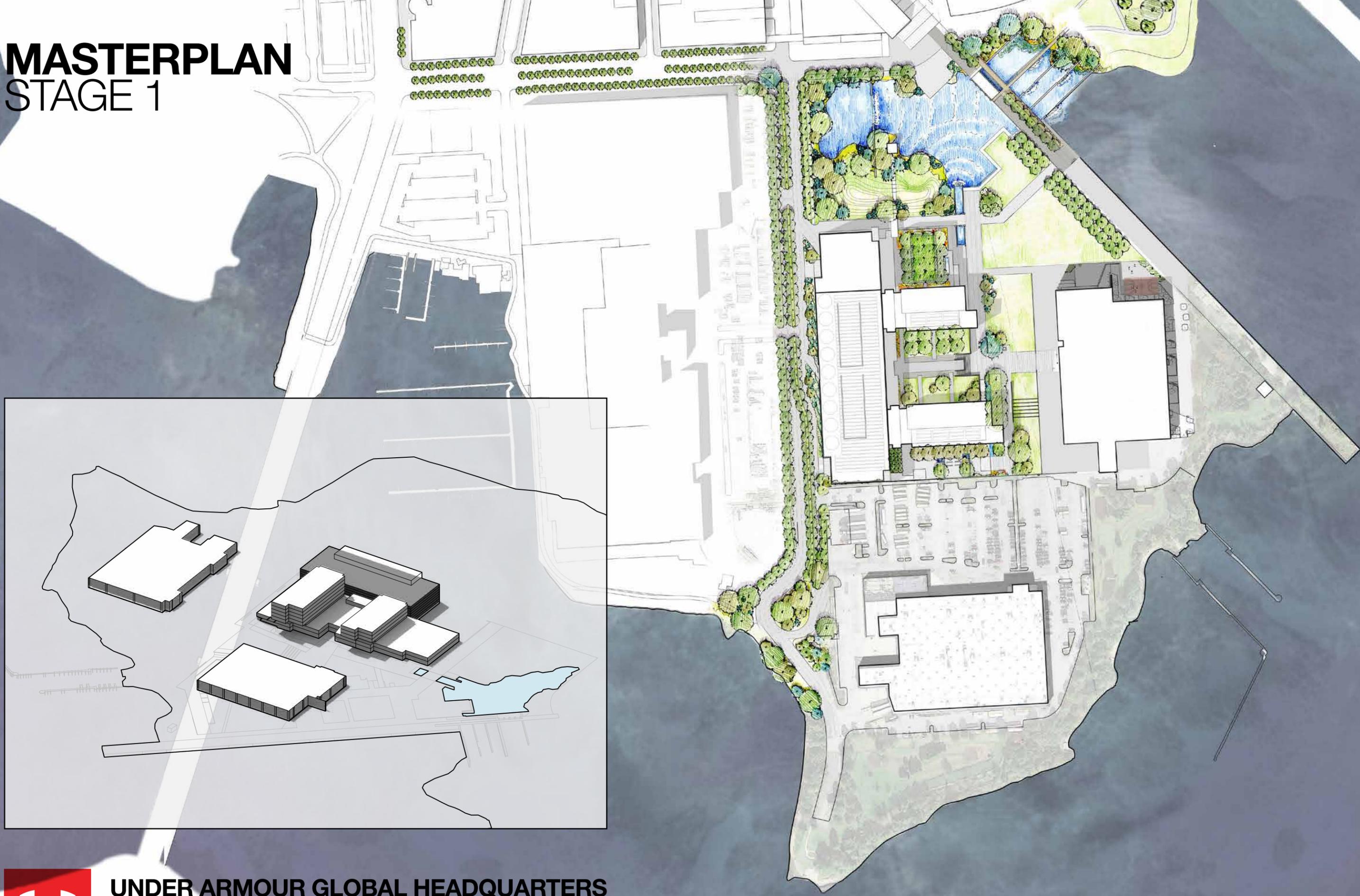
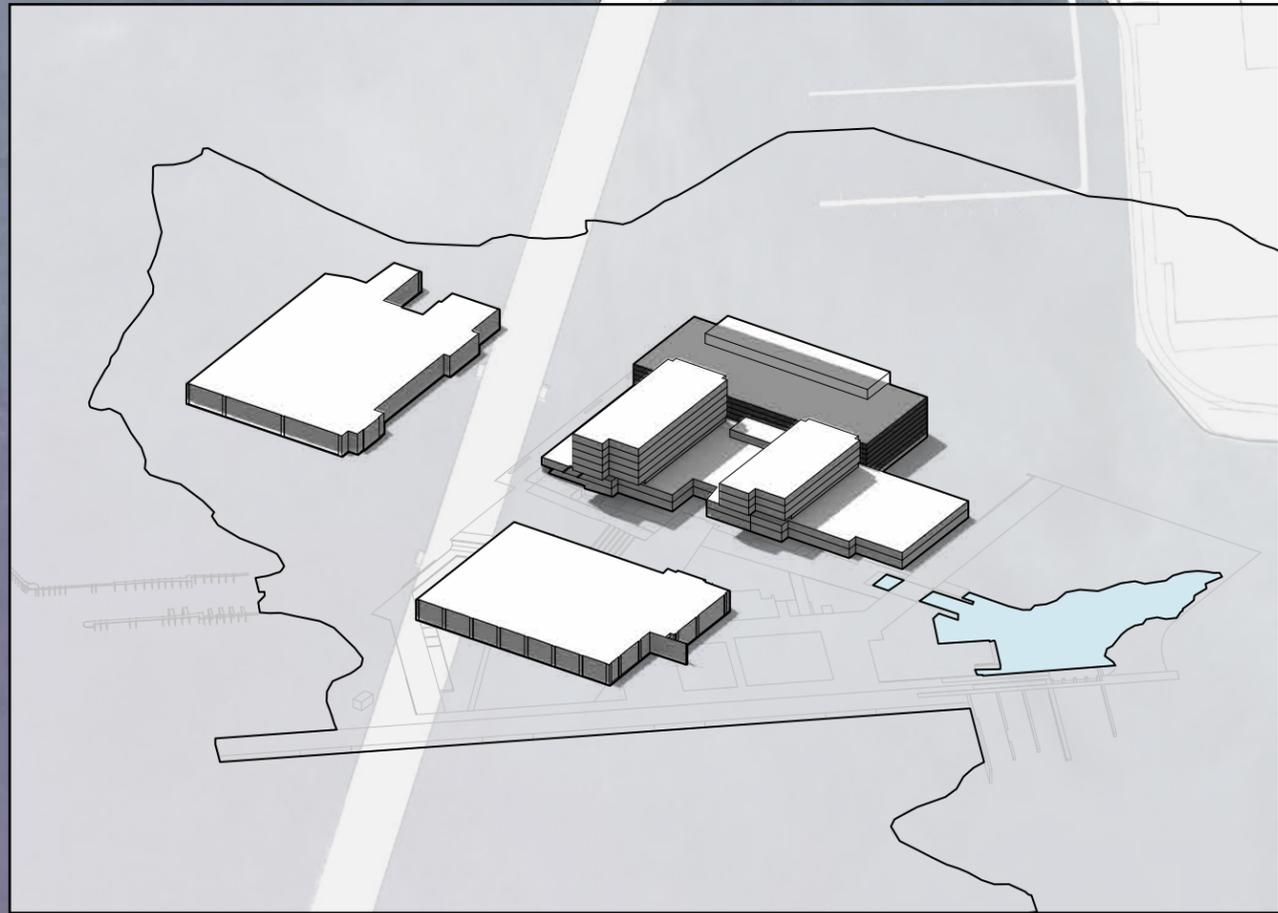
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# MASTERPLAN STAGE 1



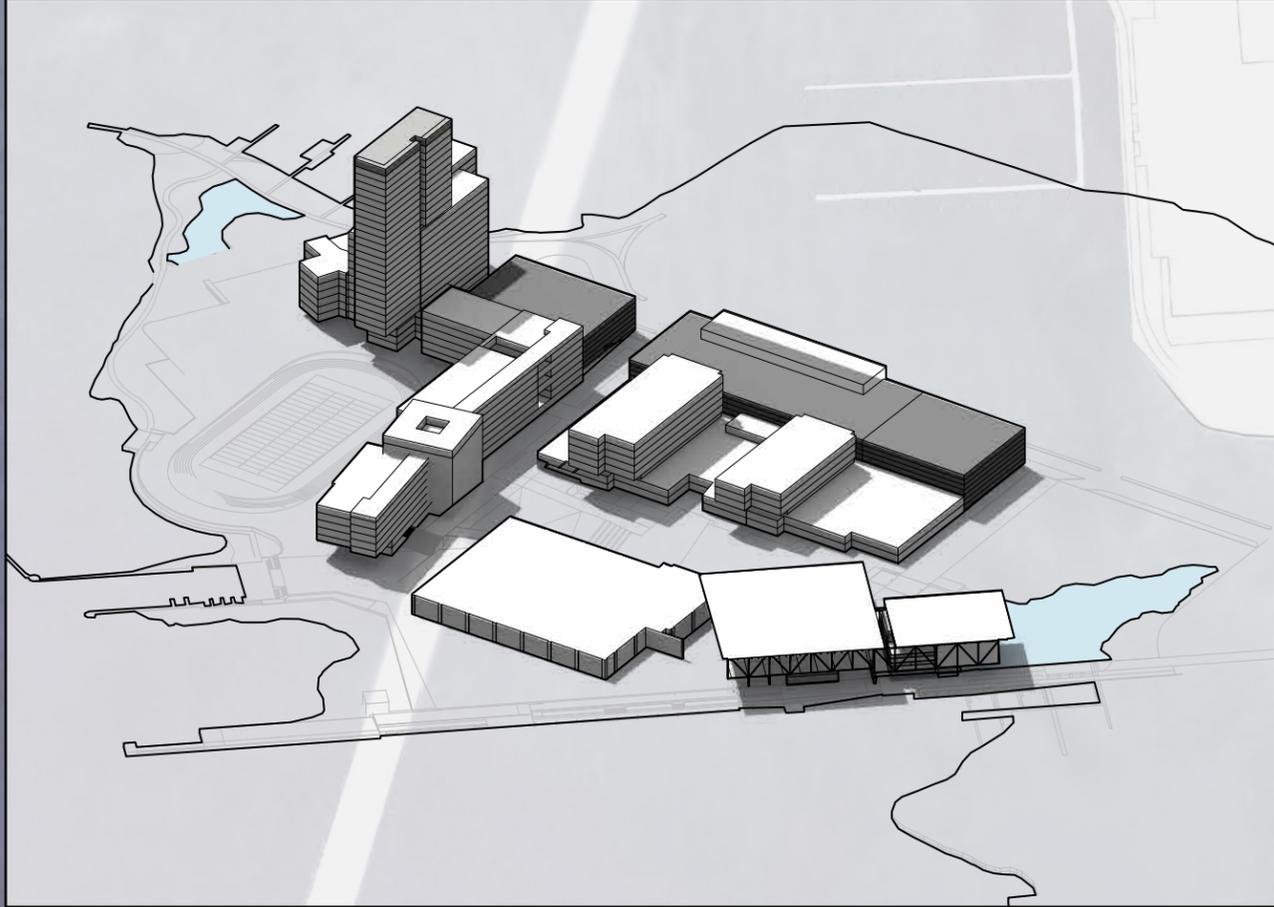
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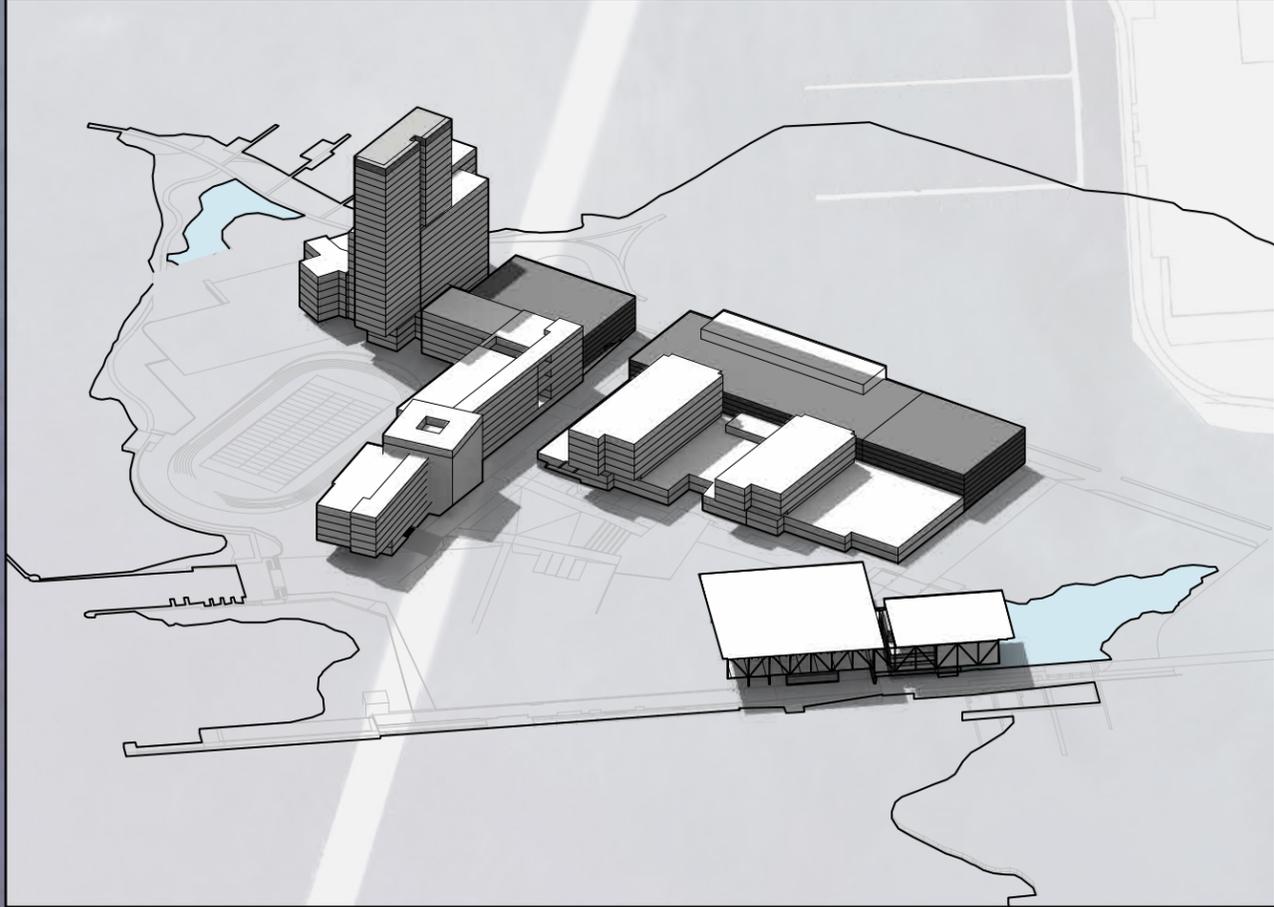
# MASTERPLAN STAGE 2



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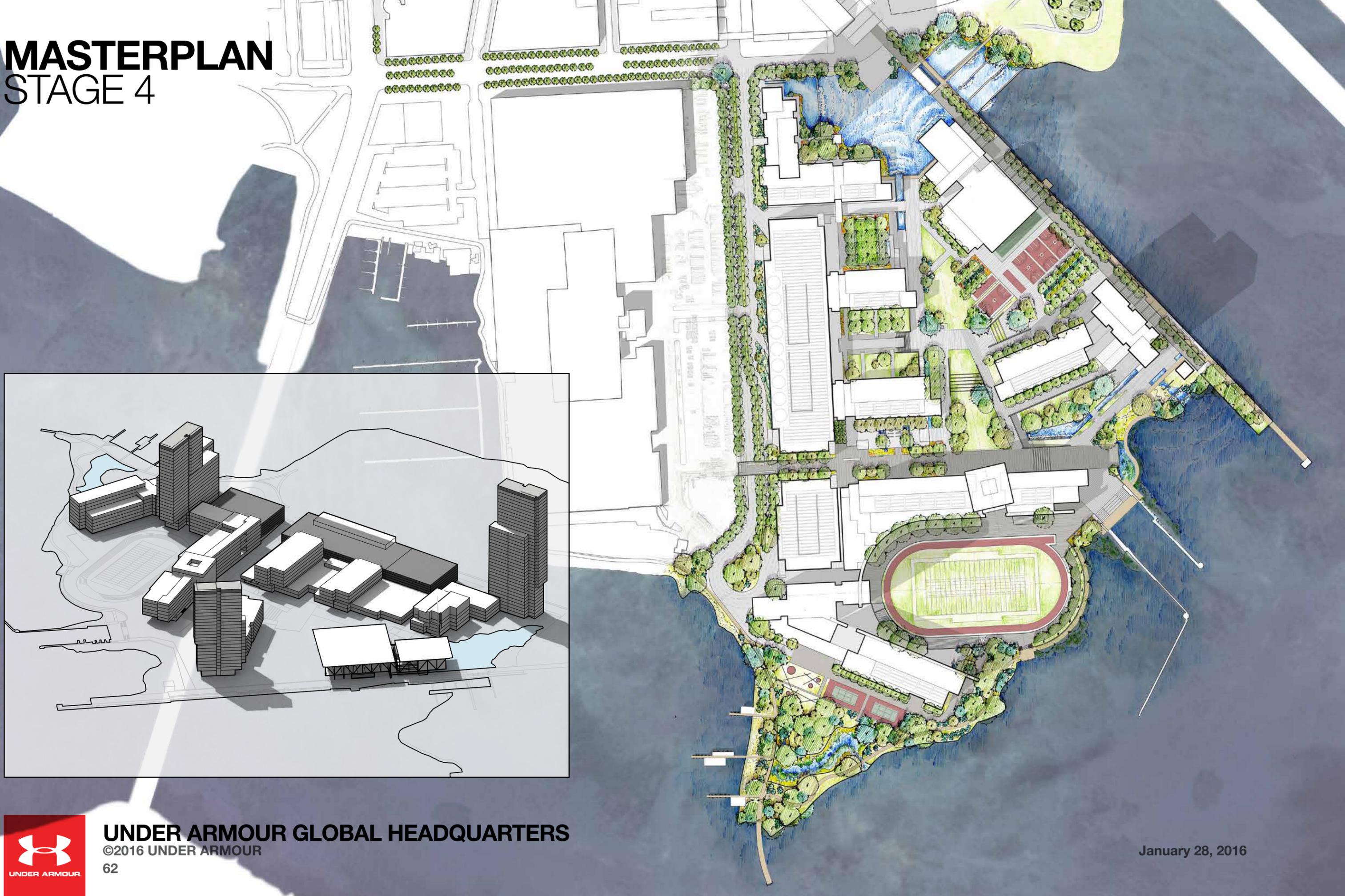
# MASTERPLAN STAGE 3



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# MASTERPLAN STAGE 4



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OF THIS CITY.  
WE ARE GOING TO HELP CREATE  
SOMETHING GREAT IN THIS CITY.**

**- KEVIN PLANK**

**THANK YOU**